

2004 Unified Development Code Annual Update Program

Amendment Packet “A, C” (Exhibit 1) consists of amendments proposed as a result of a Development Services Department RID (Rule Interpretation Decision) or a recommendation by either staff or community stakeholders.

Amendment Packet “B” (Exhibit 2) consist of edit corrections and formatting.

Both Amendment Packet “A, C” & “B” were approved on the following dates:

Land Development Services Committee – September 15, 2004

Planning Commission – September 22, 2004

Zoning Commission – October 5, 2004.

Should you have any questions concerning the 2004 UDC Annual Update Program please contact Bill Telford at (210) 207-7879.

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Exhibit 1

UDC AMENDMENT PAC "A, C"

(LDS, ZONING COMMISSION & PLANNING COMMISSION APPROVED AMENDMENTS)

Amend text by deleting strike through text and adding underlined text as follows:

(ITEM 1) 35-310.01 Generally

**Table 310-1
Lot and Building Dimensions Table**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	Deleted: (H)	... [1]	
	LOT DIMENSIONS							BLDG ON LOT				BUILDING			
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)		Front Setback (min) ****	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)	
RP	10 acres		0.1	—	—	—		15	—	5	—	35 / 2-½	—	—	Deleted: Depth (min) ... [2]
RE	43,560		1	100	120	—		15	—	5	30	35 / 2-½	—	—	Formatted
R-20	20,000		2	65	90	—		10	—	5	30	35 / 2-½	—	—	
R-6 ¹	6,000		7	30	50	150		10	—	5	20	35 / 2-½	—	—	Deleted: (...) ... [3]
R-5 ¹	5,000		9	30	45	150		10	—	5	20	35 / 2-½	—	—	Deleted: (...) ... [4]
R-4 ¹	4,000		11	20	35	150		10	—	5	20	35 / 2-½	—	—	Deleted: (...) ... [5]
RM-6 ¹	6,000		7	15	15	150		10	—	0	20	35 / 2-½	—	—	Deleted: (...) ... [6]
RM-5 ¹	5,000		9	15	15	100		10	—	0	10	35 / 2-½	—	—	Deleted: (...) ... [7]
RM-4 ¹	4,000		11	15	15	80		10	—	0	10	35 / 2-½	—	—	Deleted: (...) ... [8]
MF-25 ¹	—		25	50	50	—		—	20 ^{3, 4B}	5	10	35	—	—	Deleted: (...) ... [9]
MF-33 ¹	—		33	50	50	—		—	20 ^{3, 4B}	5	10	45	—	—	Deleted: (...) ... [10]
MF-40 ¹	—		40	50	50	—		—	20 ^{3, 4B}	5	10	60	—	—	Deleted: (...) ... [11]
MF-50 ¹	—		50	50	50	—		—	20 ^{3, 4B}	5	10	—	—	—	Deleted: (...) ... [12]
O-1	—		—	50	50	—		—	35	20 ²	30 ²	25	10,000	90	Deleted: (...) ... [13]
O-2	—		—	50	—	—		25	80	20 ²	30 ²	—	—	—	Deleted: (...) ... [14]
NC	—		—	20	—	—		—	15	10 ²	30 ²	25	3,000	—	Deleted: (...) ... [15]
C-1	—		—	50	50	—		—	20	10 ²	30 ²	25	5,000	15	Deleted: (...) ... [16]
C-2	—		—	20	—	—		—	—	10 ²	30 ²	25	—	—	Deleted: (...) ... [17]
C-2P	—		—	20	—	—		—	35	10 ²	30 ²	25	—	—	Deleted: (...) ... [18]
C-3	—		—	20	—	—		—	—	30 ²	30 ²	35	—	—	Deleted: (...) ... [19]
D	—		—	—	—	—		—	20	—	—	—	—	—	Deleted: (...) ... [20]
L	—		—	80	—	—		25	—	30 ²	30 ²	35	—	—	Deleted: (...) ... [21]
I-1	—		—	80	80	—		30	—	30 ²	30 ²	60	—	—	Deleted: (...) ... [22]
I-2	—		—	100	100	—		30	—	50 ²	50 ²	60	—	—	Deleted: (...) ... [23]
URBAN DEV															
UD-Single Family	—	10,000	—	15	15	150		15	20	0	10	35 / 2-½	—	150	Deleted: 150
UD-Multifamily-15	—	—	15	50	50	—		15	20	5	10	35	—	15	Deleted: — ... [23]

UD-Multifamily-33			33	50	50				15	20	5	10			150	Deleted: 300
Commercial																
bldg > 90,000**		250,000				500			0	15 ⁵	30 ²	30 ²				Deleted: 500 ... [24]
bldg < 90,000**				20					0	15 ⁵	10 ²	30 ²			< 9	Deleted: (...) ... [25]
bldg < 6,000**				20					0	15 ⁵	10 ²	30 ²	25		< 9	Formatted
RURAL DEV																Deleted: 300 ... [26]
RD-Single Family	43,560		1	100	120				15		5	30		35 / 2-1/2		Formatted
RD-Commercial																Deleted: (...) ... [27]
bldg > 90,000 sf**		250,000				500			0	35	30 ²	30 ²				Deleted: 150 ... [28]
bldg < 90,000 sf**				20					0	35	10 ²	30 ²	25		< 9	Formatted
bldg < 6,000 sf**				20					0	35	10 ²	30 ²	25		< 9	Deleted: (...) ... [29]
FARM & RANCH																Deleted: 500 ... [30]
FR-Single Family	25 acres*	0.04							15		5			35 / 2-1/2		Deleted: 300 ... [31]
FR-AgCommercial	25 acres*								15		5			35 / 2-1/2		Deleted: 150 ... [32]
MIXED																Deleted: (...) ... [33]
INDUSTRIAL																Deleted: (...) ... [34]
MI-1				80	80				***		30 ²	50 ²	60			Deleted: (...) ... [35]
MI-1 < 3,000 sf				50					***		10 ²	30 ²			3	
MI-1 Village Center	2 acres			300					***		10 ²	30 ²				

* Exception allowed for pre-existing lots of record

** See regulations for location standards

*** See Table 310.15-3 for minimum setback standards on specific street classifications

**** Subdivision Recreation Facilities provided for the primary use of the subdivision's residents and located on property with a single-family zoning category shall be exempt from the front yard setbacks of Table 310-1.

Rules for Interpretation of Table 310-1:

Generally. The requirements for the parameters set forth in Columns (B) through (P), above, relate to the zoning district specified in the row under Column (A), above. A dash (–) indicates that the requirement does not apply within the particular zoning district. Except for Column (D) & (L) or otherwise notated the dimensions specified in Columns (B) through (P) are expressed in linear feet. The dimensions specified in Columns (B), (M) and (N) are expressed in square feet unless otherwise provided. Rules of interpretation and additional standards for setback and height requirements are set forth in the Lot Layout, Height and Density/Intensity Standards (§ 35-515 to 35-517 of this Code).

Column (B): Minimum lot size (Column (B) applies only to Conventional Option, single-family detached developments (see § 35-201 of this Chapter). The minimum lot size figures are expressed in square feet, unless otherwise indicated. Additional rules of interpretation are set forth in subsection (d) of this Section for minimum lot area.

Column (D): The maximum density requirements (Column (D)) are expressed in dwelling units per gross acre. Additional rules of interpretation are set forth in §§ 35-515 of this Chapter.

Column (E): Frontage is defined as the distance where a property line is common with a street right-of-way line. For irregular shaped lots, see § 35-515(c)(4).

Column (F): Lot width is defined as the width of the lot at the front setback line. For irregular shaped lots, lot width shall be measured at the front building line rather than the front setback line.

Column (G): Maximum lot widths apply only to detached single family residential development.

Column (H) & (I) The front setback shall be measured from the front lot line. The Principal Building or Principal Structure shall not be located closer to the front lot line than the distance established in column (H). The front façade of the Principal Building or Principal Structure shall not be located further from the front lot line than the distance established in Column (I). For Townhouse and Attached Single-Family, the minimum front setback shall be twenty (20) feet unless all off-street parking is located in the rear of the Principal Building and the lot abuts an alley

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or driveway with a minimum width of 24 feet. Additional setbacks are required for height increases as set forth in § 35-517(d).

Column (J): The side setback requirements in the RM-6, RM-5, and RM-4 districts may be reduced to 0 on one side lot line and 10 on the other side lot line where needed to accommodate Zero Lot-Line development (see section 35-373 of this Article). Additional setbacks are required for height increases as set forth in § 35-517(d).

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Column (K): Rear setback requirements shall not apply to any use in the NC, O-1, O-2, C-1, C-2, or C-3 zoning districts which abuts an alley or another structure within any of these districts. Notwithstanding the requirements of Table 310-1, an "MF-25," "MF-33," "MF-40" or "MF-50" zoning district adjoining a platted subdivision zoned "RE" or "R-20" as of the effective date of this Chapter shall have a minimum rear setback of forty (40) feet, and parking areas shall be located at least five (5) feet from any fence along the rear property line.

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Column (L): Height

The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the decline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof. All dimensions are in feet provided, however, that for zoning districts "RP" through "RM-4," the first number refers to feet and the second number refers to stories. A "story" is that part of a building between the surface of a floor and the ceiling immediately above. Additional height may be provided with increases in the minimum front and side setbacks shall increase as provided in § 35-517(d). Notwithstanding the requirements of Table 310-1, the maximum height (prior to applying any increase provided in § 35-517(d)) for an "O-2," "MF-25" or "MF-33" zoning district adjoining a platted subdivision zoned "RE" or "R-20" as of the effective date of this Chapter shall be thirty-five (35) feet or 2-½ stories.

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Deleted: is defined as the distance from finished floor elevation to the highest peak of the structure

Columns (N & O): Dimensions are in square footage. See §§ 35-310.17(a)(2) and 35-310.18(a)(2) for specific rules of interpretation. Additional square footage may be available if a Specific Use Permit is approved, in accordance with these provisions.

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Column (Q): The aggregate square footage refers only to non-residential square footage. Where residential uses are permitted, (1) the square footage of non-residential uses within the contiguous boundaries of the district may not exceed the aggregate square footage, and (2) the aggregate square footage may be exceeded where the square footage exceeding the maximum aggregate square footage is devoted to residential uses.

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Note (1) - Column (A): See §§ 35-372, 35-373, 35-515, & 35-516 of this Code for standards applicable to uses other than detached single-family dwellings.

Note (2) - Columns (L) & (M): Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district.

zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district.

Note (3) – Public & parochial school facilities and religious institutions whose primary activity is worship shall be exempt from the mandatory maximum front setback provision.

Note (4) - Single family lot development within a "MF" multi-family zoning district shall meet the minimum lot requirements for a "R-4" zoning district.

Note (5) Maximum front setback for UD commercial uses shall not applicable for properties with primary frontage on expressways and parkways.

Note (6) – For a lot with one hundred (100) feet or more of frontage along a public or private street the maximum front setback of 20 feet in "MF-25", "MF-33", "MF-40", & "MF-50" may be extended to 90 feet provided that no parking or drives other than egress/ingress drives shall be located within 20 feet of the front property line. For a lot with less than fifty (50) feet of frontage on a public street the front setback shall be at least 20 feet and shall be measured from the point at which the lot first becomes wider than fifty (50) feet in width.

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(ITEM 2) 35-310.15 Urban Development District (UD), (b) "UD" Uses & Conditions

(1) Single Family Project Over 5 Acres Residential Uses

- A. Residential development projects in excess of 5 acres shall be required to include a diversity of housing types.
 - 1. Single-family dwellings shall compose 30% to 80% of the total number of dwelling units with at least 10% from each of the following three categories:
 - a. Single family detached dwellings on 6,000 to 10,000 sq ft lots
 - b. Single family dwellings on 5,000 to 5,999 sq ft lots
 - c. Single family detached dwellings on 4,000 to 4,999 sq f lots
 - 2. Other housing types shall compose 20% to 70% of the total number of dwelling units with a minimum of 5% each of at least three of the following seven categories:
 - a. Duplexes
 - b. Triplexes or quadruplexes
 - c. Cottages
 - d. Zero-Lot Line or Garden Home
 - e. Townhouses or rowhouses
 - f. Dwellings above non-residential space
 - g. Multifamily (more than 4, less than 15 dwelling units per building)
 - 3. No block face shall have more than 55% duplexes, triplexes, quadruplexes, and/or multifamily units.
- B. Parking for all residential units, including garages, accessed by driveways from the front of the house shall meet the following setback requirements:
 - 1. Garages less than 15 feet wide shall be set back at least 15 feet behind the adjacent front façade.
 - 2. Garages 15 feet or wider shall be set back at least 20 feet behind the adjacent front facade.
- C. All dwelling units shall have a front entrance articulated by a covered front entry at the front of the house.
- D. At least 70% of the single family housing units along a single block shall front the street and have front porches of at least eight feet in depth along at least 50% of the entire front façade of the house, excluding garage width.
- E. ⁽¹⁾ The front building set back for single family residential uses shall be located in a "build-to zone" located with a minimum front setback of fifteen (15) feet from the right-of-way and a maximum of twenty (20) feet from the right-of-way

(1) Exceptions to E. above may be allowed on up to 5 % of the lots if site physical constraints cannot be overcome.

(ITEM 3) 35-310.15 Urban Development District (UD),(b) "UD" Uses & Conditions

(2) Multi-Family Residential Uses

Multi-family (apartment) units may be built on any "UD" district zoned property with the following limits:

- A. Multi-family units may be constructed along any major arterial on the City's Major Thoroughfare Plan, or main street or boulevard, as defined by this Code at a density of 33 units per acre, not to exceed 150 total units per block, and, an average lot depth no greater than 400 feet. Section 35-514(e) pertaining to fences for uses adjoining certain residential districts shall not apply.
- B. Multi-family units may be constructed along a collector or avenue not to exceed a density of 15 units per acre, not to exceed 15 total units per block. Section 35-514(e) pertaining to fences for uses adjoining certain residential districts shall not apply.
- C. The front entries of all ground floor multi-family units adjacent to a collector or arterial street shall be oriented toward the street.

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(ITEM 4) 35-310.15 Urban Development District (UD), (b) "UD" Uses & Conditions, (3) Commercial Uses

- A. Individual commercial structures with uses permitted, in Table 311-2a, Non-Residential Use Matrix, with a building footprint of 90,000 square feet or greater shall be located fronting on and within 550 feet of the intersection of the centerlines of two major thoroughfares (including boulevards, main streets and avenues) as defined by the City's Major Thoroughfare Plan, Table 506-1 and Table 506-2.

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Reference: Sec. 35-506 Transportation and Street Design:

Table 506-1, Conventional, and Table 506-2, Traditional, street classifications.

- B. Individual commercial structures with uses permitted, in Table 311-2a, Non-Residential Use Matrix, with a building footprint of less than 90,000 square feet shall be located, fronting on and within 850 feet of the intersection of the center lines of any two major thoroughfares (including boulevards, main streets and avenues) as defined by the City's Major Thoroughfare Plan, Table 506-1 and Table 506-2.
- C. Commercial structures with uses permitted, in Table 311-2a with an aggregate building footprint of 6,000 square feet or less are allowed on any property located fronting on, and within 200 feet of the intersection of the center lines of any two collector streets or avenues as defined in Table 506-1 and Table 506-2. No drive-through uses/windows are allowed.

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- D. For non-residential property adjacent to a main street, avenue, or local street, the maximum allowable setback shall be fifteen (15) feet. Property adjacent to an expressway or parkway shall be exempt from the maximum setback.

(ITEM 5) 35-310.15 Urban Development District (UD), (e) "UD" Non-Residential Building/Site Design

(1) Facades

Windows and clearly marked public entries that allow for visibility into the commercial building, from the street shall be provided along at least 50% of the length of the first floor street frontage and calculated as the area between the first floor and the first floor ceiling or to a height of 15 feet, whichever is less.

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(ITEM 6) 35-310.15 Urban Development District (UD), (h) UD Natural Resource Protection

(1) Riparian

- F. A density bonus of 120% of the base zoning density, as prescribed per Section 35-360, shall be granted for parcels which contain one or more riparian protection buffers. Water bodies are eligible for a density bonus as follows:

1. Greater than ¼ acre surface area but less than 1 acre in size @ 110%
2. 1 acre or more surface area .or more @ 120%

To receive the density bonus, the riparian protection buffer must be placed in a dedicated Conservation Easement in accordance with Section 35-203 or dedicated as Parks and Open Space in accordance with Section 35-503(f). The density bonus shall be calculated on the acreage of the entire parcel in which the riparian buffer resides. The parcel acreage shall be based on an existing legal lot of record at the time this Section is effective. Should the parcel be replatted the bonus density shall be calculated on the original parcel acreage, prior to replatting, and recorded on the new plat. Should the lot be subdivided, the bonus density may be distributed among the newly created lots and recorded on the new plats. Under no circumstance may the density bonus exceed 100% of the original calculation.

(ITEM 7) 35-310.18 Mixed Light Industrial "MI-1", (c) "MI-1" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design. (same as "RD" district), Section 35-310.16(c) with the following exceptions:

(5) Off-Street Loading

- A. Principal vehicle access to and from the site shall be from a primary driveway.
- B. All loading docks shall be located on the same lot as the building or use to be served, shall be located either behind the building or at the sides of a building if fully screened from public rights-of-way, and shall not occupy the required front yard setback area.

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Deleted: C. Loading docks shall be screened from the public right of way.

(ITEM 8) 35-311 Use Regulations

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LCBS STRUCTURE
Day Care Center (Commercial Or Nonprofit)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	
Day Care, Home (no more than 6 children)	P	P	P	P	P	P	P	P	P	P							P	6562	
Day Care, Group Home	S	S	S	S	S	S	S	S	S	S	S	S					P	6562	
	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼					▼	▼	
Dwelling - Hud-Code Manufactured Homes (Residential) (Requires "MH" Special District zoning)	S	S	S	S	S	S	S	S	S	S	S	S					P	1000	1150

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Table 311-1a
Residential Use Matrix

	Urban	Rural	Farm & Ranch	Mixed Industrial
PERMITTED USE				
Accessory Uses (Supplemental To The Residential Use)	P	P	P	
Assisted Living Or Elderly Home	P	S		
Athletic Fields (Non-Commercial & Supplemental To The Residential Use)	See Non-Residential Matrix			
Automobile Noncommercial Parking (Board Of Adjustment)	See Non-Residential Matrix			
Bed And Breakfast	P	P	P	
Cemetery Or Mausoleum	See Non-Residential Matrix			
Child - Care Institution (Basic)	S	S		
Church, Temple, Mosque	See Non-Residential Matrix			
Daycare Center (Commercial Or Nonprofit)	S	S		
Dwelling - 1 Family (Attached Or Townhouse)	P			
Dwelling - 1 Family (Detached)	P	P	P	

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		Urban			Rural			Farm		Mixed Light Industrial		
		> 90,000 sf	< 90,000 sf	< 6,000 sf	bdg footprint > 90,000 sf	< 90,000 sf	< 6,000 sf	FR	VILLAGE CENTER - FR	MI - 1	MI-1 < 3,000 sf	VILLAGE CENTER - M1
Auto	Carwash	P	P		P	P				P		
Auto	Carwash - (Attendant on site (car wash & vacuum to be located no less than 100 foot from closest residential property line.)	P	P		P	P				P		
Auto	Carwash - (self service or automatic drive-thru facility)(car wash & vacuum to be located no less than 100 foot from closest residential property line.)	P	P		P	P				P		
Auto	Auto – rental	P	P		P	P						P
Auto	Auto – rental (pickup and drop off only)	P	P		P	P						P
Retail	Convenience Store (with gasoline)	P	P		P	P					P	P
Retail	Convenience Store (with carwash)	P	P		P	P					P	P
Retail	Convenience Store (with gasoline and carwash)	P	P		P	P					P	P
Retail	Convenience Store (with gasoline sales and/or single bay car wash) (car wash & vacuum to be located no less than 100 foot from closest residential property line.)	P	P		P	P					P	P
Retail	Convenience Store – (without gasoline sales and/or car wash)	P	P	P	P	P					P	P
Service	Gasoline Filling Station (without repair or carwash)	P	P		P	P		P	P		P	P
Service	Gasoline Filling Station (with repair)	S			S						P	P
Service	Gasoline Filling Station (with repair and/or carwash)	S			S						P	P
Service	Gasoline Filling Station – Fleet									P		
Service	Gasoline Filling Station – (with or without attendant on site with repair service and/or single bay car wash) (car wash & vacuum to be located no less than 100 foot from closest residential property line.)	P	P		P	P		P	P		P	P
Service	Gasoline Filling Station - (with or without attendant on site, vending machines, and single bay car wash allowed) (car wash & vacuum to be located no less than 100 foot from closest residential property line.)	P	P		P	P		P	P		P	P
Service	Truck Wash (laundry) - (without attendant on site)									P		
Service	Truck Wash (laundry) - (with attendant on site)									P		

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(ITEM 10) 35-335 Neighborhood Conservation District (NCD)

(c) Zoning Authority

- (1) Separate ordinances are required to designate each Neighborhood Conservation District. Ordinances designating each district shall identify the designated boundaries, applicable Designation Criteria and design standards for that district, and be consistent with any existing Neighborhood and/or Community Plans. Adopted Neighborhood Conservation District Plans referenced herein by their title and date of adoption are:

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- A. South Presa/South St. Mary's Sts. (NCD-1), November 14, 2002
B. Alta Vista (NCD-2) May 8, 2003
C. Ingram Hills (NCD-3) September 9, 2004

(ITEM 11) 35-335 Neighborhood Conservation District (NCD)

(d) Initiation Procedures

- (2) Following initiation for designation of a Neighborhood Conservation District, the Planning Department shall develop a Neighborhood Conservation Plan for the proposed district that follows 35-335(b)(3) and includes:

- B. maps and other graphic and written materials identifying and describing the distinct neighborhood and building characteristics of the proposed district;

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(ITEM 12) 35-337 Viewshed Protection Districts

(c) Boundaries

- (1) To be designated as a viewshed protection district, an area must be located in front of or behind a building or site as described in subsection (a) of this Section (Designation Criteria).

(ITEM 13) 35 – 338 River Improvement Overlay

(a) Boundaries

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The specific boundaries of the River Improvement Overlay are shown on the City of San Antonio's Official Zoning Map.

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(b) Zoning Classification

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(3) Development Nodes

It is the intent of this Section that a River Improvement Overlay District Development Node shall be restricted to areas lying fully within a River Improvement Overlay District that are located at 1) the intersection of a major thoroughfare and the San Antonio River or 2) the intersection of two major thoroughfares or 3) if not located at an above mentioned intersection, abut the San Antonio River and be a minimum of 12 acres. Development nodes must range in size from three to twenty acres and shall be located a minimum of one half mile apart. A development node must include

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property located on both sides of the street and/or river. A development node must provide at least two of the following uses: office, retail and multi-family residential.

Designation of a development node provides for a minimum setback of 0 feet from all property lines including riverside and the ability to increase the building height by 50 percent from the requirements set out in Article 6.

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(4) Neighborhood Conservation Districts

Notwithstanding any other provision of this Ordinance, design standards for an established and adopted Neighborhood Conservation District within or overlapping a River Improvement Overlay District shall take precedent over the design standards of this ordinance if a conflict exists between the two.

(ITEM 14) 35-339.01 Corridor Districts

(c) Initiation Procedures and Zoning Classification

- (4) The zoning designation for the corridor district shall consist of a base zone symbol and the overlay district symbol GC (Gateway Corridor), MC (Metropolitan Corridor) and PC (Preservation Corridor) as a suffix. Corridor districts shall be numbered sequentially to distinguish among different districts, i.e., GC-1, GC-2, etc. Adopted Corridor districts referenced herein by their title and date of adoption are:

A. Hill Country Gateway Corridor (GC-1); May 19, 2003.

(ITEM 15) 35-343 Infill Development Zone (“IDZ”)

(j) Buffers, Landscaping, Streetside Planting and Tree Preservation

The Buffering Standards (§ 35-510) shall not apply to Infill Development. The Landscaping Standards (§ 35-511) and Streetscape Planting Standards (§ 35-512) shall apply. Only twenty-five (25) points shall be required, under § 35-511 (d) (Elective Criteria), for landscaping on lots within the IDZ.

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(ITEM 16) 35-344 Planned Unit Development District

(j) Time limit

An approved PUD Plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of Planning Commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the Planning Commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD Plan and no building permits or utility connections shall be issued until a new or revised plan has been resubmitted and approved by the Commission.

(k) PUD plan

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(ITEM 17) 35-371 Accessory Dwellings

(a) Generally

- (1) The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the Accessory Dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit. 'Owner occupancy' means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the Accessory Dwelling. The applicant shall provide a covenant suitable for recording with the County Recorder, providing notice to future owners or long term leasees of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling or the principal dwelling by the owner of the property. The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this Section and to provide for the removal of improvements added to convert the premises to an accessory dwelling and the restoration of the site to a single family dwelling in the event that any condition of approval is violated.
- (2) No Accessory Dwelling shall be constructed, used or occupied unless and until an Accessory Dwelling Permit is issued.
- (3) The Accessory Dwelling shall be connected to the central electrical, water and sewer system of the Principal Structure. This provision does not apply to the electrical service if the distance between the primary structure and the Accessory Dwelling is greater than 100 lineal feet.
- (4) The total number of occupants in the accessory dwelling unit combined shall not exceed three persons.

The Accessory Dwelling shall not exceed eight-hundred (800) square feet of gross floor area in any single family residential home other than "FR" zoning districts, or 1,200 square feet in the RE zoning district. This restriction applies only to that portion of a structure that constitutes living area for an Accessory Dwelling.

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(ITEM 18) 35-376 Day-care facilities

(d) Required residency

The provision of daycare in a single family home which may be permitted by a specific use permit shall require that the owner of the property in question occupy as their primary residence the home providing said daycare services.

(ITEM 19) 35-385 Oversized vehicles

(c) Parking in residential districts

The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any of the following zoning districts “R-4”, “RM-4”, “R-5”, “RM-5”, “R-6”, “RM-6”, “R-20”, RE, RP, “NP-8”, “NP-10”, “NP-15”, “MH”, “MF-25”, “MF-33”, “MF-40”, “MF-50”, “RD” and “UD” except as permitted in subsection (d) below:

(ITEM 20) 35-403 Notice Provisions

(b) Contents of Notice

**Table 403-1
Notice Requirements**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(J)	(K)	(L)
<i>Type of notice</i>	<i>Amendments to Master Plan or this Chapter</i>	<i>Rezoning</i>	<i>Master Development Plan</i>	<i>Appeals to Board of Adjustment</i>	<i>Variances from and/or granting of special exceptions by the Board of Adjustment</i>	<i>Subdivision Plat, Major</i>	<i>Subdivision Plat, Minor</i>	<i>Certificate of Appropriateness</i>	<i>Permits, Orders or Approvals not Mentioned Requiring Public Hearing</i>	<i>Request for Demolition of a Historic Landmark or Potential Historic Landmark</i>
Publication: Publication in an official newspaper of general circulation before the 15th day before the date of the hearing.	*	*	--	*		*	--	--	*	--
Mail: Before the 10th day before the hearing date, written notice of the public hearing shall be sent	--	*(2)(3) (6)	*(2)	*(2)(3)	*(2)(3)	*(2)	--	--	*(3)	*(2)(3)
Internet: post a copy of the notice on the City's Internet website until the proceeding has been completed.	*	*(1)	*	*	*	*	*	*	*	*
Signage: post a sign on the property subject to the Application Signs to be installed and provided by the City ⁽²⁾	--	*(4) (6)	--	--	--	--	--	*	--	*

(ITEM 21)

35-431 Letters of Certification Amend text by deleting strike through text and adding

(a) Applicability

Prior to filing an application for plat approval, the applicant shall secure letters of certification as required by this Section.

(b) Initiation

(1) Certifying Departments

A request for Letters of Certification and required items shall be filed by the applicant with the following Departments (hereinafter “Certifying Departments”):

- A. Department of Public Works
- B. Department of Planning (responsible to attest to cultural and historic resources, including but not limited to archaeology, architecture, and historic sites.)
- C. SAWS
- D. CPS
- E. Department of Parks and Recreation

(2) Referral

In addition to the Certifying Departments, copies of the requests for plat review along with required information shall be distributed to the Southwestern Bell Telephone, Cable Television, Aviation Department, Development Services Department, San Antonio River Authority, San Antonio Development Agency, and Bexar County Public Works Department. A letter of certification is not required from these departments.

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(3) Copies to Development Services Director

A copy of each request for a Letter of Certification shall be filed with the Development Services Director. The request for a Letter of Certification shall be in the form prescribed in Appendix B. In order to track the application, the Development Services Director may assign a tentative tracking number for the Letter of Certification in the event that an Application for subdivision plat approval is filed.

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(4) Plat number

Prior to submitting a plat, replat, or amending plat for review by the City or any other agency, the applicant shall complete a plat application with the department of planning and obtain a plat number.

(5) Fees

At the time an application for a plat number is submitted, the applicant shall pay to the City of San Antonio the platting fees specified in Exhibit C. The platting fees are not transferable to other properties nor are they refundable. However, refunds shall be granted if the fees collected are in excess of the amount required at the time of plat filing, and such excess is not due to a substantial design change from that which was indicated on the initial application, or if an error in the plat fee calculation is discovered. If a plat is not formally filed with the Planning Commission within two (2) years from the date of the plat application, the application expires and new platting fees shall be required. The following situations shall be exempt from platting fees:

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City of San Antonio projects which involve platting, and which are payable from the general fund.

Permeable areas identified on a proposed plat such as private or public drains, conservation, landscape, or greenbelt easements.

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(ITEM 22) 35-431 Letters of Certification

(c) Completeness Review

Upon receipt of a request for letters of certification, the Director of Development Services shall classify the request as a tentative major subdivision or a tentative minor subdivision. However, a plat that the Director of Development Services finds is for the sole purpose of amending one or more building setback lines shall be submitted to the Planning Commission for consideration without review by any other agency. Such plat shall be referred to as a Building Setback Line Plat (BSL) and shall comply with all provisions of Chapter 212 of the Texas Local Government Code.

The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Planning Commission. When a Certifying Department determines that the proposed plat or any of the required accompanying data does not conform with the requirements of this chapter, the Certifying Department shall so notify the applicant and Director of Development Services. If the Certifying Department issues a letter of certification recommending disapproval of the proposed plat, the letter shall indicate the section and specific requirement of the regulations and the manner in which the request does not comply. The applicant may then revise the nonconforming aspects or may file the proposed request with the Planning Commission pursuant to § 35-432 of this Chapter, with or without a request for a variance (§ 35-483 of this Article) provided, however, that if no variance request is submitted and approved and the application does not conform to this Chapter, the Application shall be denied.

(ITEM 23) 35-432 Procedures for Subdivision Plat Approval (h) Scope of Approval

(1) Failure to Approve

An application for plat approval shall expire, and shall be void for all purposes if a plat is not approved in accordance with this chapter within two (2) years from the date that the plat number was assigned. Upon expiration of the plat application, a new plat number, application and fee shall be required if plat approval is still sought. Plat applications that have been submitted prior to September 1, 1997, and that have not been approved in accordance with this chapter, shall expire no later than May 15, 2005 unless otherwise prohibited by state law.

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(ITEM 24) 35-432 Procedures for Subdivision Plat Approval (i) Recording Procedures

(2) Recordation

The Director of Development Services shall file for record an approved plat in the deed and plat records of the county within which the plat is located, provided the property owner consents in writing and the plat meets one of the following conditions:

No site improvements are required.

All required site improvements have been completed and accepted by the Director of Development Services.

A performance agreement and a guarantee of performance as described in § 35-436 have been filed with the City Clerk.

All required impact and drainage fees have been paid.

(ITEM 25) 35-441 Amending Plats

(a) Applicability

(12) to establish a no build easement
(13) to establish fire lanes

(b) Initiation

A subdivider wishing to amend an approved plat shall file with the Development Services Department the amending plat, together with a copy of the plat being amended and a statement detailing the amendments being proposed. The Director of Development Services will determine the extent to which the amending plat will require review by the various departments and agencies of the City. If the plat being amended has been recorded, the additional recordation fee shall be deposited with the City at the time of plat filing.

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(c) Completeness Review

The Development Services Director shall review an application for an amending plat in accordance with § 35-432(c) of this Chapter. The Appellate Agency for purposes of completeness review (see § 35-402(c) of this Chapter) shall be the Planning Commission.

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(d) Decision

Pursuant to VTCA Local Government Code § 212.016, notice, a hearing, and the approval of other lot owners are not required for the approval and issuance of an amending plat. The amending plat shall be processed by the Director in the same manner as a Minor Plat. If the plat being amended has been recorded, the amending plat shall be clearly marked "Amending plat of (___plat number and name___). This plat amends the plat previously recorded in the plat and deed records of _____ County, Volume _____, Page _____." The amending plat shall then be recorded if all requirements have been met. If the plat being amended has not been recorded, the amending plat may be approved by the Development Services Director, provided the amendment is in accordance with section (a). Upon approval by the Director, the amending plat shall be annotated with the following statement: "This plat includes amendments approved by the Development Services Director."

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(ITEM 26) 35-451 Certificate of Appropriateness, (d) Decision

(2) Planning Director Review

Upon receipt of the recommendation by the Commission, the Director of Planning shall implement such recommendation by notifying the applicant within ten (10) days from receipt of such recommendation that his application has been approved, conditionally approved, or disapproved. The Director of Planning shall also submit a copy of the decision to the Commission for its information, to the Department of Development Services for issuance of permits, and to other departments, as applicable. The Director of Planning shall assure the decision is based on the criteria considered by the Commission in the determination as to issuance or denial of any certificate.

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(3) Appeal

An applicant for a certificate may appeal the decision of the Director of Planning to the Board of Adjustment within thirty (30) days after receipt of notification of the Director's action. The applicant shall be advised by the City Clerk of the time and place of the hearing at which the appeal will be considered and shall have the right to attend and be heard as to the reasons for filing the appeal. In determining whether or not to grant the appeal, the Board of Adjustment shall consider the same factors as the Commission, the report of the Commission, and any other matters presented at the hearing on the appeal. If the Board of Adjustment approves the application, it shall direct the Director of Planning to issue a certificate for the work covered. If the Board of Adjustment disapproves the application, it shall direct the Director of Planning not to issue such certificate. Such disapproval may indicate what changes in the plans and specifications would meet the conditions. Upon receipt of the written disapproval of the Board of Adjustment, the Director of Planning shall immediately advise the applicant and the Commission in writing.

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(ITEM 27) 35-455 Demolition Permit Applications, (b) Initiation

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(1) Historic Landmarks and Contributing Properties

The applicant shall submit all necessary materials to the Historic Preservation Officer hereafter referred to as the HPO at least fifteen (15) days prior to the Historic and Design Review Commission hearing in order that staff may review and comment and/or consult on the case. Staff and/or professional comments shall be forwarded to the Historic and Design Review Commission for consideration and review and made available to the applicant for consideration prior to the hearing. The Historic and Design Review Commission may require that an applicant furnish such additional information that is relevant to its determination of unreasonable economic hardship and may require that such additional information be furnished under seal. The Historic and Design Review Commission or its agent may also furnish additional information as the Historic and Design Review Commission believes is relevant. The Historic and Design Review Commission shall also state which form of financial proof it deems relevant and necessary to a particular case. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his affidavit a statement of the information which cannot be obtained and shall describe the reasons why such information cannot be obtained.

(ITEM 28) 35-477, (b) Initiation

(1) Application to City Arborist

A valid application for permit must be filed and approved with the city arborist before:

(ITEM 29) 35-477 Tree Permits, (b) Initiation

(3) Single-Family Residential Developments

At the platting or subdivision review, an application for a Tree Permit may include a tree preservation plan. See Section 35-B123.

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(ITEM 30) 35-501 General Provisions , (b) Administrative Exceptions

(2) No administrative exception shall be granted unless:

- B. The Applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that exceptions to the standard provided by this Chapter would not pose a threat to health and safety.

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(ITEM 31) Division 2 Infrastructure Standards, 35-502 Traffic Impact Analysis

(a) Specific Requirements for Transportation LOS

(9) The following vehicles per day (vpd) will provide clarification to the roadway classification system for streets within conventional subdivisions exclusive of Traditional Neighborhood Developments (TND) as related to Master Development Plans, Plats, Zoning and Building Permits:

A. Residential Streets: Function of roadway UDC 35-506 (Table 506-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes shall range between 500-1000 vehicles per day (vpd). Street design standards shall follow 35-506 (Transportation and Street Design). Spacing of Local A Streets should range from 175 to 800 feet.

B. Residential Local B Street: Function of roadway UDC 35-506 (Table 506-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes range from 1,000 to 4,000 vpd (houses fronting) and 4,000 to 8,000 vpd (no houses fronting). Street design standards shall follow 35-506 (Transportation and Street Design). Spacing of Local B Streets should range from 800 feet to ½ mile.

C. Collector: Function of roadway UDC 35-506 (Table 506-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes shall range from 8,000 to 10,000 vpd. Street design standards shall follow 35-506 (Transportation and Street Design). Spacing of Collector Streets should be ½ mile.

Note: All Secondary and Primary Arterials shall follow UDC 35-506 (Transportation and Street Design) and the City of San Antonio Major Thoroughfare Plan, Ordinance 98282.

(ITEM 32) 35-506 Transportation and Street, (d) Cross-Section and Construction Standards

(1) Interior Streets

The subdivider shall dedicate all interior Streets within the subdivision based upon the following tables:

Table 506-4A
Street Width options for Traditional Street Design Standards

Street Type	A	B	C	D	E	F	G	H
	Street Width	Parking	Directional	Fire Sprinklers	Alleys	Max. Block	Connections	Turning Radius
Lane	18'	None	1-Way	No	No	300'	27'	25-50'
Local	24'	1 Side	2-Way	No	Yes	35-207(f)	NR	25-50'
Local	27'	Both Sides	2-Way	No	No	35-207(f)	NR	25-50'
Lane	16'	None	1-Way	Yes	Yes	35-207(f)	NR	25-50'
Lane	18'	None	2-Way	Yes	Yes	35-207(f)	NR	25-50'
Lane	18'	1-Side	1-Way	Yes	Yes	35-207(f)	NR	25-50'
Local	22'	None	2-Way	Yes	Yes	35-207(f)	NR	25-50'
Local	22'	1-Side	2-Way	Yes	Yes	35-207(f)	NR	25-50'
Local	25'	Both Sides	2-Way	Yes	Yes	35-207(f)	NR	25-50'
Local	26'	Both Sides	2-Way	Yes	Yes	35-207(f)	NR	25-50'

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(ITEM 33) 35-506 Transportation and Street Design, (d) Cross-Section and Construction Standards

(9) Substandard Existing Streets

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Where subdivisions within the city limits are adjacent to existing Streets and right-of-way widths of those existing Streets are less than the minimum right-of-way widths as set out in this chapter for all Streets, no building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required by this Chapter abutting the development. In addition, substandard existing streets located in the ETJ shall be upgraded to minimum standards as set forth in the code and in connection with plat approval. The provisions of this subsection shall not apply within the Infill Development Zone ("IDZ"). Curb, sidewalk and pavement improvements adjacent to the development for multi-family and commercial developments shall be provided on sub-standard width existing streets at the time of building permit. In cases where an existing fence and landscaping is present, the Director of Development Services shall require dedication of the additional right-of-

way but may allow existing landscaping and fences to remain until such time as the right-of-way width is needed for infrastructure improvement. The Director shall evaluate the condition of the existing fencing and the character of the landscaping and may direct additional reconstruction of the fence or new plantings. In such cases the landscaping required by the Director shall not be greater than that required by this chapter for new projects.

(ITEM 34) 35-506 Transportation and Street Design, (e) Connectivity

(5) Dead-end Streets.

Dead-end Streets shall be prohibited except as short stubs to permit future expansion. A "short stub" is defined as being the average depth of the adjacent lot within the subdivision. Stub outs greater than one lot in depth may be allowed with the dedication of a turnaround easement.

A recorded easement may be used to address this provision of future street extensions. It is specifically noted however that such easements are for unique situations where a stub out enters a retail center zoned either "C-2, "C-3" and "D". Such easements on or through properties zoned "L", "I-1" or "I-2" would normally not be conducive to such an easement but could be considered on an individual basis if the best interest of the public and adjoining property be met.

The use of an easement may be permitted provided it provides for each of the following:

- A. the easement shall be approved by the City (Development Service Director and the City Attorney's Office) prior to recordation in the Bexar County Deed Records.
- B. the document provides for an irrevocable access easement granted in perpetuity to the general public and the City of San Antonio.
- C. the easement's geometry and width shall equal the UDC's ROW width and design standards such as slope and curvature and be above the 100-year floodplain.
- D. the easement shall be accompanied by a maintenance agreement that the owner of the property shall maintain the easement in a safe and operable condition and shall correct any safety hazards or eminent needs if such is determined to be required by the City in order to protect the public utilizing the easement.

(ITEM 35) 35-506 Transportation and Street Design, (e) Connectivity

(8) Major Thoroughfare Plan Designated Arterial Streets

- A. Where a proposed plat abuts a designated thoroughfare shown on the Major Thoroughfare Plan and the proposed street alignment is split or separated by an ownership boundary, the applicant of the proposed plat shall include half 1/2 of the required dedication and construction for plat approval.
- B. If a plat applicant owns all of the land designated, as a thoroughfare, and the proposed plat abuts or embraces a thoroughfare alignment, the applicant shall be responsible for 100% dedication and construction or;

C. A plat applicant may dedicate 100% of the ROW and develop an agreement with the owner of the abutting undeveloped tract to equally share the cost and post a guarantee for construction of the full thoroughfare in connection with the approval process.

(ITEM 36) 35-506 Transportation and Street Design, (g) Dedication of Arterial

(1) Adjacent streets

The subdivider shall dedicate right-of-way and construct the required street to the pavement width and construction standards in accordance with the following table and typical sections in subsection (d) of this Section.

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(ITEM 37) 35-506 Transportation and Street Design

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(i) Streetlights

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(1) Streetlights shall be provided in all subdivisions within the City. Streetlights are not required in the ETJ by the County. However, if proposed by the applicant, all installation, operational and maintenance cost shall be borne by the developer. Streetlights shall be installed by City Public Service at all public street intersections with other public streets, crosswalks, at safety lane intersections with public streets, midblock areas, or service areas as determined by City policies.

(2) In subdivisions within the "RP" or "RE" zoning districts, which do not exceed two (2) dwelling units per acre, the Director of Development Services may waive the requirement for streetlights for public street intersections or midblock areas where he finds that the area does not require such lighting for safe pedestrian or vehicular traffic.

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(ITEM 38) 35-506 Transportation and Street Design, (n) Medians

(3) Sidewalk Crossings

Where a median or traffic divider projects across sidewalks, the median (concrete or sod) shall be opened for five (5) feet at the projection of the crosswalk. This five (5) foot opening shall be paved to the grade of the existing surface to permit wheelchair and mobility impaired persons to utilize the crosswalk. If no development is located on either side of the median then the first developer to plat or replat fronting on the median at the point of the required cut shall pay for the design and construction of the median cut to City specifications. If property on one side of the median facing upon the point of the required median cut has been previously developed, then the next developer to file a plat or replat facing on the median at the point of cut shall pay for the design and construction of the cut to City specifications.

(ITEM 39) 35-510 Buffers, (c) Types of Buffer Yards Required

Table 510-1: Required Buffer Yards

Zoning District	Adjoining Zoning District											Adjoining Street Classification		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	RP	RE, R-20	R-6, R-5, R-4, RM-6, RM-5, RM-4, DR	MF-25, MF-33	MF-40, MF-50	NC	O-1, C-1, C-2	O-2, C-3, BP	D	L, I-1	I-2	Major Arterial	Minor Arterial	Collector
(1) RP	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
(2) RE, R-20	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
(3) R-6, R-5, R-4, RM-6, RM-5, RM-4, DR	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
(4) MF-25, MF-33	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	F	A	N/a	N/a
(5) MF-40, MF-50	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	A	N/a	N/a
(6) NC	C	C	B	N/a	N/a	N/a	N/a	N/a	N/a	E	E	B	A	A
(7) O-1, C-1, C-2	C	C ⁺	B	N/a	N/a	A	N/a	N/a	N/a	E	E	B	A	A
(8) O-2, C-3, BP	C	C ⁺	C	C	N/a	A	N/a	N/a	N/a	N/a	D	B	B	A
(9) D	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
(10) L, I-1	E	E	D	E	E	E	N/a	N/a	N/a	N/a	N/a	C	C	B
(11) I-2	F	F	F	F	F	E	E	D	N/a	N/a	N/a	C	C	B

Notes: A, B, C, D, E, F: Buffer Yard Type Designations as shown in Exhibit below.
N/a: Not applicable – buffer yard not required.

* Where a use zoned O-1, C-1, C-2 adjoins an existing platted subdivision zoned RE or R-20 as of the effective date of this Chapter, a Type “D” Buffer shall be applied. Where a use zoned BP, O-2 or C-3 adjoins an existing platted subdivision zoned RE or R-20 as of the effective date of this Chapter, a Type “F” Buffer shall be applied.

(ITEM 40) 35-510 Buffers, (c) Types of Buffer Yards Required

Table 510-2. Minimum Plant Materials Required for Each Buffer Yard Type

¹ Canopy Trees required for Buffer Yard Types D, E, and F shall be a minimum of medium/large, shade trees that reach a mature height of 30 + feet minimum. See Appendix E. Where existing or proposed overhead electric lines conflict with tree canopies, small to medium trees may substitute for canopy trees.

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(ITEM 41) 35-511 Landscaping, (c) Mandatory Criteria

(6) Irrigation

Landscaped areas shall be irrigated with a system that is suitable for the type of plantings installed. Where an irrigation system is required, the irrigation system shall comply with the requirements of 30 TAC Chapter 344, §§ 344.72 – 344.77. An in ground irrigation system consisting of water lines, water emitters and a controller is required to have a separate water service if the San Antonio Water System is the purveyor. In addition to the above irrigation requirements the following is required:

A. Design requirements:

1. Pressure
 - (a) System to be designed to the lowest static pressure available in an annual twelve month period.
 - (b) If static pressure exceeds design pressure by 15 PSI or more in any zone a flow control device shall be installed.
 - (c) Pressure at any point within a zone shall not vary by more than 10% from the design sprinkler operating pressure.
2. Provide separate zones for:
 - (a) Turf
 - (b) Plants with dissimilar water requirements
 - (c) Areas with greater or lesser sun exposures
 - (d) Slopes from flat/level areas (topographic information is required for zoning for slope and flat/level area design).
3. Sprinkler head spacing
 - (a) Head spacing shall not exceed 50% of diameter
 - (b) Spacing shall make allowance for local wind conditions
 - (c) Trim perimeters with correct arc and radii selection to eliminate water thrown onto non-landscaped areas
 - (d) Show radius/diameter and arc of coverage of a representative number of each type of sprinkler head
4. Landscape water schedule - produce a water schedule for the landscape at a minimum of 80% ET (evapotranspiration) as determined by the local ET.

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B. Equipment

1. Controller requirements
 - (a) On/off rain switch or other rain shut off device that does not alter program
 - (b) Multiple programming capacity
 - (c) Controllers capable of a minimum of 3 cycles per program
2. Valves: Flow control devices on all remote control valves (including a master control valve).
3. Sprinklers
 - (a) Use of low-angle heads is encouraged
 - (b) Pop-up sprinklers and shrub risers will be at a height to clear turf, trees, shrubs, other planting and objects such as fences allowing no obstruction of spray pattern

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- (c) Pop-up type shrub risers should be used in areas where pedestrians/auto traffic may occur. Drip irrigation should be used in areas between the curb and sidewalk and parking lot areas where over spray onto pavement may occur in accordance with manufacturers recommendations.
- (d) Low head drainage is to be eliminated or minimized through design or by use of check valves.
- (e) Sprinkler heads shall be attached to rigid lateral lines with flexible material, swing joints to reduce potential for breakage.

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(ITEM 42) 35-511 Landscaping

(d) Artificial lots

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If a building site is over two (2) acres in size, the applicant may request that the Director of Development Services designate an artificial lot to satisfy the requirements of this article. If request, the Director of Development Services shall designate an artificial lot consistent with the purposes and requirements of this article and in accordance with the criteria below.

(1) An artificial lot may be designated by the Director of Development Services if it:

- A. Wholly includes the area on which the construction work is to be done;
- B. Does not exceed seventy-five (75) percent of the area of the building site; and
- C. Depicts and includes all proposed and existing buildings and structures, access drives, appurtenant parking required for the building expansion or new building construction, and other areas functionally appurtenant to the buildings or structures.

(e) Elective criteria

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(f)

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(ITEM 43) 35-511 Landscaping, (d) Elective Criteria

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(1) Generally

In addition to the mandatory requirements, landscape plans shall earn a minimum of seventy (70) points awarded for elective requirements. As an exception to this requirement, landscape plans for commercial projects which do not include off-street parking within the Street yard shall earn a minimum of twenty-five (25) points.

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(ITEM 44) 35-511 Landscaping. (d) Elective Criteria

(2) Tree preservation

A maximum of forty (40) points shall be awarded for the preservation of existing healthy trees. Full credit in accordance with the criteria listed below shall be earned for the preservation of trees within the Street yard up to thirty (30) points. Half credit may be earned for preserving trees within the Street yard above thirty (30) points.

Half credit may also be earned for preserving trees outside the Street yard up to a maximum of fifteen (15) points. These points shall be included within the maximum forty (40) points permitted by this elective. Points shall be tabulated for each tree retained in accordance with the following criteria:

Description	Points Awarded
<u>*DBH</u> , equal to or exceeding 4, but less than 6 inches	3
<u>*DBH</u> , equal to or exceeding 6, but less than 12 inches	4
<u>*DBH</u> , equal to or exceeding 12, but less than 18 inches	6
<u>*DBH</u> , equal to or exceeding 18 inches	8

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* DBH – Diameter at breast height at 4.5 feet above ground.

(ITEM 45) 35-511 Landscaping, (d) Elective Criteria

(4) Parking Lot Shading

Twenty (20) points are awarded for compliance with subsection (c)(7), above. Further, an additional:

- Five (5) points are awarded when surface parking lots include canopy trees, as defined in Appendix A, which shade a minimum of thirty-five (35) percent of any individual parking lot; and
- Fifteen (15) points are awarded when surface parking lots include canopy trees, as defined in Appendix A, which shade a minimum of fifty (50) percent of any individual parking lot.

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(ITEM 46) Division 4, Lot Layout, Height, and Density/Intensity Standards, 35-515 Lot Layout Regulations

(b) Buildings to be on a lot

Except as permitted in the planned unit development district, every building shall be located on a lot. In the RP and Residential Zoning districts, no more than one (1) principal building may be erected on a lot unless otherwise permitted in this chapter.

(1) Building on or near common property line

Construction on or near a common property line of two or more retail/service uses may be permitted after complying with all other provisions of the UDC and then current Building Codes subject to the recording in the Bexar County Deed Records an Operational Easement Agreement (OEA) which provides for each of the provisions as follows:

- A. provision of a written description of the responsibilities, limitations, and liabilities of the arrangement between the separate property owners that allows for the individual building be considered as a single building group (when viewed together).
- B. specifies that the owners of the separate property in the proposed building group agree to maintain a maximum one story, fully sprinkled building group, with a 60' yard on all sides (when viewed as a group).
- C. notes that where a lot line passes through the building group, either an area separation wall of four (4) hours fire-resistive construction or 2- two (2) hour area separation walls will be constructed. These firewalls will limit the potential fire exposure of each owner's portion of the common structure.
- D. notes that a 60' yard may be provided by a platted "No Build" easement adjacent to the building or building group.
- E. the OEA is in perpetuity, is irrevocable without the City's written authorization, is signed by each property owner, is recorded in the Bexar County Deed Records and so noted on each plat of the participating properties.

(ITEM 47) 35-516 Setback and Frontage Regulations

(a) Front and side setbacks

A subdivider may elect to impose a more restrictive setbacks on a plat; however they must be enforced through restrictive covenants. The city shall only enforce the setbacks required by Article III. The following shall be annotated on plats that exceed the Building Setback line requirements. "The setbacks imposed on this plat are at the discretion of the developer or Bexar County and are not subject to enforcement by the City of San Antonio."

Deleted: Front and side setbacks adjacent to streets shall be shown on all plats as required by Article III of this Chapter.

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(ITEM 48) 35-516 Setback and Frontage Regulations

(d) **Variation in front yard.** In any block in which seventy (70%) percent of the lots have front yards that are less than required by the existing zoning, construction on any remaining vacant lots is permitted to the average yard of the existing improved lots. In any block in which seventy (70%) of the lots have front yards that are more than required by the existing zoning construction on any remaining lot is permitted to the average yard of the existing improved lots.

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(ITEM 49) 35-516 Setback and Frontage Regulations

(o) **Previous plats.** The setback line, as shown on all previously approved and recorded plats shall be recognized as the official setback line.

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(ITEM 50) 35-523 Tree Preservation

(e) Minimum tree preservation requirements

(1) Generally,
Table 523-1

	Single-family Dwellings	Multi-family and Non-residential uses
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(ITEM 51) 35-526 Parking & Loading Standards, (b) Table of off-Street parking requirements

(7) Storage in front and side yards

There shall be no parking or storage of vehicles (other than noncommercial off-street parking), or storage or display of any merchandise or materials of any kind in any front yard as required by this chapter in any residential zoning district and/or property or in any side yard or rear yard which abuts any residential zoning district and/or property unless permitted by Specifically permitted by Table 311-2 Non-residential Uses and complies fully with all screening, buffering and landscape provisions of this code.

(ITEM 52) 35-678 Signs and Billboards

(q) Violations in River Improvement Overlay Districts and on the River Walk

In those instances where a sign is erected or maintained in violation of the aforementioned restrictions, the department of Development Services or Park Police shall notify the sign's owner, agent, operator, or lessee. If the owner, agent, operator, or lessee of the sign fails to remove the sign within three (3) days after notification, the Department of Development Services or Park Police may file an action in municipal court as outlined in section 28-15. In addition, nothing herein shall prevent the City Attorney from seeking civil remedies.

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(ITEM 53) Chapter 35 Appendix "A"

Convenience Store – A retail outlet supplying groceries and travel products (convenience stores may also provide gasoline, diesel sales and a car wash as provided for in § 35-311 Table 311-2 of the UDC.)

Gasoline Filling Station – A retail outlet for the dispensing of vehicular fuels to the general public. Diesel fuel storage on site shall be limited to a maximum of 5,000 gallons. (Gasoline filling stations may provide car wash services or auto repair as provided for in § 35-311 Table 311-2 of the UDC.)

Gasoline Filling Station – Fleet - A commercial vehicle fueling station or for the dispensing of vehicular fuels under a gas card-lock or fuel card-lock system or other system in which a purchaser, under a previously entered into contractual arrangement with the seller, is provided a card, key, or other item or device to unlock or operate the dispensing equipment when no employee is present on the premises.

Car Wash – A facility that provides for the washing, drying, vacuuming and detailing of automobiles and light trucks. Includes automatic and attendant operated, attendant operated handwash, automatic drive-thru, and self-service. (Car washes may be attendant operated or self operated as provided for in § 35-311 Table 311-2 of the UDC.)

Truck Wash (Laundry) – A facility that provides for the washing, drying, vacuuming and detailing of vehicles with a weight in excess of 4,000 pounds. (Truck washes (laundry) may be attendant operated or self operated as provided for in § 35-311 Table 311-2 of the UDC.)

Viewshed - Any area of open sky or view in front or behind: (1) the major entrance to a designated historic landmark building, object, site or structure; (2) the primary access point or points to a designated historic district; (3) the primary access to a major tourist attraction or amusement park; or (4) the primary view or access point to the San Antonio River Walk, a city lake or amusement park that has been defined by Article III, Division 6, Subdivision F of this chapter.

(ITEM 54) Table B101-1

35-B101 Specifications For Documents To Be Submitted (c) Information Required

No application for development approval shall be accepted unless the following information and data required is included. The required information and data is set forth in Table B-1, below, and any specific regulations set forth in §§ 35-B102 et seq. An asterisk (*) indicates that the item listed in the row heading is required for the item listed in the column heading.

(ITEM 55) Table B101-1

TABLE B101-1						
A	B	C	D	E	F	
(A) MATERIAL/INFORMATION	MASTER DEVELOPMENT PLAT	PUD PLAN	MAJOR PLAT APPLICATION	MINOR PLAT APPLICATION	DEVELOPMENT PLAT APPLICATION	SPECIFIC PERSON
A. GENERAL						
(1) Proposed name of subdivision or development if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded in the County.	*	*	*	*		
(2) City assigned Master Development Plan ID number	*	*	*	*		

Deleted: The information and data is listed in each row under column (A). If an asterisk (*) appears in Column (B), the information or data is required for a Master Development Plan. If an asterisk (*) appears under Column (C), the information or data is required for a PUD Plan. If an asterisk (*) appears in Column (D), the information or data is required for a major subdivision plat. If an asterisk (*) appears under Column (E), the information or data is required for a minor subdivision plat. If an asterisk (*) appears in Column (F), the information or data is required for a development plat. .

TABLE B101-1

A		B	C	D	E	F	G
(A) MATERIAL/INFORMATION		MASTER DEVELOPMENT PLAT	PUD PLAN	MAJOR PLAT APPLICATION	MINOR PLAT APPLICATION	DEVELOPMENT PLAT APPLICATION	SPECIFIC USE PERMIT
(3)	City assigned Plat ID number			*	*		
(4)	ERZD designation note as applicable			*	*		
B. OWNERSHIP							
(1)	Name and address of owner of record, developer and designer.	*	*	*	*		
(2)	The names of all adjacent property owners as shown on current tax records.	*	*				
(3)	Certificate of agency or power of attorney if other than owner	*	*	*	*		
(4)	Names and lot numbers of adjacent plats			*	*		
(5)	<u>A table shall be provided on each sheet of the plat indicating the lots on which required ADA passing space are required. The passing space shall meet then current ADA regulations concerning size slopes and distance separation.</u>			*	*		
C. APPROVALS							
(1)	Signature blocks prepared for the dated signatures of the Chairperson and Secretary (Director of Development Service or assignee) of the authorized approval entity.	*	*	*	*	*	
D. LEGAL							
(1)	Owner's certificate of consent including a legal description of the boundaries of the proposed development and the dedication of public ways or spaces. This certificate shall be signed, dated, and notarized prior to recording the instrument.			*	*		
(2)	Proposed covenants on the property, if any, including a map and legal description of area affected.		*				
(3)	Copies of maintenance agreements for privately owned drainage facilities.			*	*		
E. PROPERTY SURVEY AND TOPOGRAPHIC							
(1)	Two points identified by Texas Planes Coordinates	*	*	*	*		

TABLE B101-1

A		B	C	D	E	F	G
(A) MATERIAL/INFORMATION		MASTER DEVELOPMENT PLAN	PUD PLAN	MAJOR PLAT APPLICATION	MINOR PLAT APPLICATION	DEVELOPMENT PLAT APPLICATION	SPECIFIC USE PERMIT
(2)	Basis of bearings used and a north point.	*	*	*	*		
(3)	Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale.	*	*				
(4)	Legal description and exhibit of the property at appropriate scale showing the boundary. Description may be related to the USGS, state grid north, if two adjacent corners are shown.			*	*		
(5)	Topographic contour intervals of no greater than ten (10) feet.	*					
(6)	Existing topography with maximum contour interval of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary.		*	*	*		
(7)	All monuments erected, and corners established in the field. The material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend, except that lot corners need not be shown.			*	*	*	
F. PLANNING							
(1)	Date of preparation.	*	*	*	*		
(2)	Graphic and written scale and north arrow	*	*	*	*		
(3)	A location map at a scale of not less than 1" = 2,000' indicating the location and distance in relation to adjacent streets and all surrounding major thoroughfares. The location map is to be located in the top left hand corner of the sheet.	*	*	*	*		Deleted: than 1
(4)	Total area of property	*	*	*	*		
(5)	All existing easements or right-of-way and street names, including those contiguous to the development area, their nature, width, and the volume and page number of their recording.			*	*		
(6)	All existing easements or right-of-way with street names impacting the development area, their nature and width.	*	*				
(7)	The location and widths of all proposed public and private streets within the development's boundaries.			*	*		
(8)	The approximate location and widths of all proposed public and private streets within the development's boundaries.		*				
(9)	The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local b streets within the development's boundaries. For Master Plans (MDPs) 100 acres or less, the double line representation of all streets shall be required. (See exhibit "A")	*					

TABLE B101-1

A	B	C	D	E	F	G
	MASTER DEVELOPMENT PLAN	PUD PLAN	MAJOR PLAT APPLICATION	MINOR PLAT APPLICATION	DEVELOPMENT PLAT APPLICATION	SPECIFIC USE PERMIT
(A) MATERIAL/INFORMATION						
(10)	The location of all proposed uses or zoning classifications as applicable and the maximum allowable intensity (residential density or non-residential FAR)	*				
(11)	The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)	*				
(12)	Notation of any restrictions required by the City Council in accordance with this Ordinance.	*				
(13)	Notation of any restrictions required as part of the platting process in accordance with this Ordinance.		*	*		
(14)	The location of all entrances onto existing and/or proposed adjacent roadways, whether existing or proposed.	*	*			
(15)	The location and dimensions of all proposed or existing lots.	*	*	*		
(16)	The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, or for the use of property owners in the proposed subdivision, where applicable.	*	*	*		
(17)	A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and, proposed phasing of construction of public improvements, recreation and common open space areas.	*	*			
(18)	The schematic location of all existing and proposed streets, as well as proposed access points. <u>The schematic location of all existing and proposed streets, as well as proposed access points. For Master Development Plans (MDPs) greater than 100 acres and more than one sheet is necessary to accommodate the entire site, single line representation of all streets not listed in subsection (9) shall be allowed or the engineer can choose to submit a supplemental for his development showing all streets in double line representation. Additional supplemental plans shall be submitted as additional segments of the original Master Plan are developed. (See Exhibit “B”).</u>	*	*			
(19)	The schematic location of the pedestrian circulation system including walkways and bicycle paths, where applicable.	*	*			
(20)	(Conservation Subdivisions only) A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 10-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.	*	*			
(21)	A delineation of EARZ, wetlands and floodplains. Conservation Subdivisions and PUD Plans shall also delineate Woodlands.	*	*			
(22)	The location, acreage, category and type of improvements, if any, for active and passive open space, including Greenbelt and active recreation space areas, private recreational areas.	*	*			
(23)	Tabulation of the number of acres in the proposed development, showing the total number of lots, and area of open space for the site including the following:					

TABLE B101-1

A		B	C	D	E	F	G
(A) MATERIAL/INFORMATION		MASTER DEVELOPMENT PLAN	PUD PLAN	MAJOR PLAT APPLICATION	MINOR PLAT APPLICATION	DEVELOPMENT PLAT APPLICATION	SPECIFIC USE PERMIT
	a. Square footage of all buildings and structures.		*				*
	b. For non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.		*				*
	c. Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment.						*
(24)	A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan: (note: this information shall not be required to be shown on the plat)						
	a. Total number of dwelling units, by development phase;	*	*				
	b. Residential density and units per acre;	*	*				
	c. Total floor area and floor area ratio for each type of use;		*				
	d. Total area in passive open space;		*				
	e. Total area in active developed recreational open space; and		*				
	f. Total number of off-street parking and loading spaces.		*				
(25)	Traffic Impact Analysis (section 35- 502)	*	*	*	*		
(26)	Utilities Plan		*	*			
H. DESIGN							
(1)	Sufficient data to determine readily and reproduce accurately on the ground the location, bearing and length of every street and alley line, lot line, building line, easements required hereunder or of record in Bexar County or ascertainable by physical inspection of the property, and boundary lines of reserved or dedicated areas. All linear dimensions shall be in feet and hundredths thereof. The maximum allowable error of linear closure shall not be in excess of 1:10,000. In closed traverses, the sum of the measured angles shall vary with the theoretical sum by a difference not greater than an average of seven and one-half (7.5) seconds per angle, or the sum of the total shall not differ from the theoretical sum by more than ninety (90) seconds, whichever is smaller. Said information shall be provided on tracing cloth or reproducible mylar and on a diskette in ArcInfo or ArcView software, or a computer file with a “.dxf” format which is translatable to ArcView.			*	*		

TABLE B101-1

A		B	C	D	E	F	G
(A) MATERIAL/INFORMATION		MASTER DEVELOPMENT PLAN	PUD PLAN	MAJOR PLAT APPLICATION	MINOR PLAT APPLICATION	DEVELOPMENT PLAT APPLICATION	SPECIFIC USE PERMIT
(2)	Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision name when adjacent property is a platted subdivision from the latest certified assessment rolls	*		*	*		
(3)	Final location, arrangement and dimensions of all proposed and existing lots.			*	*		
(4)	Lots numbered as approved by the City.		*	*	*		
(5)	<u>Layout shall show setbacks for areas located in the ETJ. (setbacks are not required for plats inside the City limits).</u>		*	*	*		Deleted: Layout shall show where Lot setbacks as required.
(6)	Off-street parking and loading areas and structures, including the number of spaces; dimensions of spaces and aisles; and landscaping for parking areas.		*				*
(7)	Location, sizes, elevations, and slopes of existing sewers, water mains, culverts, and other underground structures within the tract and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site and utility rights-of-way, as part of a request for LOC			*	*		
(8)	Preliminary proposals for connection with existing water supply and sanitary sewage systems, or alternative means of providing water supply and sanitary waste treatment and disposal; preliminary provisions for collecting and discharging surface water drainage, as part of a request for LOC			*	*		
(9)	All roadway locations and dimensions, their names, numbers, and rights-of-way with profiles and cross sections of all proposed streets showing proposed cuts and fills, as part of a request for LOC.			*	*		
(10)	Location and size of existing water and sewer mains together with intended water sources and sewage disposal sites, as part of a request for LOC			*	*		
(11)	Location of existing springs or public water supply, as part of a request for LOC			*	*		
(12)	Location of proposed water and sewer lines, as part of a request for LOC.			*	*		
(13)	Location of proposed fire hydrants, as part of a request for LOC.		*	*	*		
(14)	A tree <u>affidavit/permit application</u> , (section 35-B123)			*	*		Deleted: preservation plan
(15)	The location, dimensions and type of all walls, fences (other than fences on private residential lots) and landscaping.						*
(16)	Tree Stand Delineation (Section 35-B125 General)	*					

TABLE B101-1

A		B	C	D	E	F	G
(A) MATERIAL/INFORMATION		MASTER DEVELOPMENT PLAN	PUD PLAN	MAJOR PLAT APPLICATION	MINOR PLAT APPLICATION	DEVELOPMENT PLAT APPLICATION	SPECIFIC USE PERMIT
(17)	Location and size in acres of school sites, as applicable.	*	*	*	*		
(18)	The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle, and arc length.	*	*	*	*	*	
(19)	A stormwater management plan (section 35-B119)	*	*	*	*	*	*1
(20)	Street, alley and cross walkway plans (section 35-B120)			*			

*1 Specific Use Permits shall only require a storm water management plan when the site is located over the Edward Recharge Zone (ERZD).

(ITEM 56) 35-B121 Subdivision Plat Applications

(c) Contents

The plat applications shall include the following:

- (1) All of the information required by Table B-1 of this Appendix.
- (2) A performance agreement, if one is required by § 35-436.
- (3) The tax certificates and letters of certification required by § 35-431.
- (4) The plat number issued by the department of planning in the upper right corner, scale, north arrow, and date.
- (5) The name of the subdivider and the name of the record owner of the land involved.
- (6) Location of the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part giving the dimensions of the subdivision.
- (7) The primary control points, approved by the Director of Public Works, or descriptions and ties to such control points, to which all dimensions, angles,

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bearings, new city block number or county block number, and similar data on the plat shall be referred; and four (4) points on the perimeter of the subdivision, identified by coordinates that relate to the state plane coordinate system.

- (8) The tract boundary lines, the exact location and width of all existing or recorded streets, easements, and other rights-of-way intersecting the boundary or streets, easements, and other rights-of-way forming the boundary of the tract being subdivided, and property lines of residential lots and other sites with accurate dimensions, bearing or deflecting angles and radii, area, and central angles of all curves.
- (9) Final contour data to show drainage of the site of the proposed subdivision. If the average grade of the site is five (5) percent or less, the maximum contour interval to be used shall be two (2) feet. If the average grade exceeds five (5) percent, the maximum contour interval may be increased to five (5) feet.
- (10) The name and width of each public and private street or other right-of-way in or adjacent to the subdivision. The right-of-way width on all streets and safety lanes shall be displayed by an overall dimension. The dimensions of the division of the right-of-way on public streets between the centerline of the right-of-way and respective adjacent property line shall be shown. Also, private streets and safety lanes shall be designated as such. Deleted: center line
- (11) The name of the subdivision (no more than 35 characters), legal description of the property, and a number to identify each lot or site
- (12) Location, dimensions, and purpose of any easement or reservation and location of any high-pressure oil, gas, or gasoline lines. Easements which are designated to be converted into public street right-of-way on a subsequent plat shall be annotated with the following note: "Easement to expire upon incorporation into platted public street right-of-way." Deleted: high pressure
- ▼ Deleted: Front and side setback lines adjacent to streets, where required.
(13) The city limits line and the extraterritorial jurisdiction line if either traverses the subdivision. Formatted: Bullets and Numbering
- (14) The location map indicating the location of the plat in relation to adjacent streets and at least two (2) major thoroughfares in the vicinity. Formatted: Bullets and Numbering
- (15) Locations and dimensions of any potential recharge features which have been assessed as a high concern feature as designated in the 1987 Report entitled "The Edwards Aquifer: Perspectives For Local and Regional Action" or the latest adopted revision of the assessment chart used to assess such features. Formatted: Bullets and Numbering
- (16) The county clerk's certificate of authentication as required by the applicable county. Formatted: Bullets and Numbering
- (17) Wastewater EDU note. The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the planning department. Formatted: Bullets and Numbering

(ITEM 57) B-129 Historic Preservation Materials

(b) Demolition

Applications requesting demolition shall include:

- (1) Photographs of structure
- (2) Scale site plan
- (3) Proposed use after demolition (conceptual plan)
- (4) Letter of permission from property owner (if applicant is NOT owner)

The application shall include a demolition form as follows:

(c) Miscellaneous

All other applications shall include the following information:

- (1) Preliminary plans with building elevations
- (2) Working scale drawings/specifications
- (3) Drawings 8½" x 11" reproducible sheets
- (4) Scale site plan
- (5) Photographs of building site for new construction
- (6) Paint samples with brand name and number
- (7) Roofing material sample
- (8) Siding sample
- Letter of permission from property owner if the applicant is not the owner.

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(ITEM 58) 35-C103 Subdivision and platting fees

The following fees are established for plats and subdivision related matters. Platting fees shall be paid at the time of plat application. Any adjustments to the platting fees and other plat related fees shall be paid at the time of formal plat filing. Other fees shall be paid at the time of application.

(A) Permit, Development Order, Document or Action	(B) Fee Amount
Major subdivision plat fees	Base fee . . . \$625.00 Single family development (per lot*) . . . \$64.00 Nonsingle family development (per acre*) . . . \$480.00
Minor plats	0 to 3 acres . . . \$595.00 3.1 to 10 acres . . . \$805.00 10.01 to 20 acres . . . \$1,075.00 20.1 or greater . . . \$1,610.00 Per lot . . . \$58.71 Per acre over 20.1 . . . \$103.00
Development plat, per plat	\$540.75
Amending plat fee	\$504.70
<u>Building Setback Replat</u>	<u>\$100.00</u>
Variance fee, per request	\$145.00
Plat deferral fee, per request	\$391.40

Time extension fee	\$252.35
Vacating declaration fee	\$283.25
Replat fee, per plat	\$430.00
Emergency add-on fee	\$442.90
Plan (Completeness) review fee, per review	\$500.00
Plan amendment fee, per amendment	\$500.00
Notification list fee:	Inside city limits . . . \$52.00 Outside city limits . . . \$104.00
Street name change application fee	\$250.00
Street name change installation fee (per sign)	\$150.00
Postponement of planning commission hearing fee, per processed postponement	\$309.00
Development rights determination	\$160.00
Design Criteria Manual	\$45.00
Master Plan Amendment	\$450.00

This does not include lots or acres reserved for parks or open space pursuant to § 35-503 of this Chapter.

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